



MEMORANDUM

Agenda Item No. 11(B)2

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: June 8, 2004

FROM: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "G. Burgess", is written over the printed name of George M. Burgess.

SUBJECT: Report on the status of the
planning, design, construction
and funding of SW 157
Avenue, SW 136 Street and
SW 120 Street

BACKGROUND

The construction of SW 157 Avenue from SW 152 Street to SW 112 Street will provide a vital North-South roadway corridor, which will link the fast growing areas of Coral Reef (Metrozoo) and West Kendall. This effort further includes the extensions of SW 136 Street and SW 120 Street to SW 157 Avenue, a railroad crossing, and three bridges over Black Creek Canal (C-1W). Improvements to the aforementioned roadways are essential to alleviate serious existing traffic congestion and to provide access for the citizens to this area of the County, including the proposed West Kendall Regional Park site. Construction of these roadways is a complex process, which involves a combination of County agencies, local developers and various funding sources. The combined cost of these roadway corridors will exceed \$10 million. As such, Public Works Department is providing this update for your information.

CURRENT STATUS

The current status of the project is graphically depicted on Exhibit "A", attached. The southern leg (First Phase) of the project, consists of four lanes of SW 157 Avenue from approximately SW 152 Street, on the South, to SW 136 Street, on the North; two lanes of SW 136 Street from approximately SW 144 Avenue on the East to the C-1W Canal on the West; a four lane bridge across the C-1W Canal and an at-grade railroad crossing. This phase has been completed and was opened to traffic on March 24, 2004. The construction of this first phase was funded as a combination of developers' obligations as part of their subdivision requirements; Contributions-in-Lieu of payments of Road Impact Fees from other local area developers; and by utilizing funds from Road Impact Fee District Five.

The middle leg of the project (Second Phase) consists of constructing two lanes of SW 157 Avenue from SW 136 Street on the South to SW 120 Street on the North; two lanes of SW 120 Street from approximately SW 150 Avenue to the C-1W Canal on the West; and a four lane bridge across the C-1W. The right-of-way for this middle leg of SW 157 Avenue has been obtained at no cost to the County, through a developer's contribution and complemented by additional acquisition through condemnation. The only remaining portion to be acquired is

through the Tamiami Airport property which is awaiting FAA approval. The design plans for this portion of SW 157 Avenue are complete and the design for the bridge at SW 120 Street is in progress. Construction of this portion of the project is anticipated to start this year and be completed in 2005, provided that the Aviation Department receives the aforementioned approval from the FAA for the straight alignment route of the South half of SW 157 Avenue, which runs through Tamiami Airport property. Funding for the construction of this middle portion of SW 157 Avenue will come from the People's Transportation Plan (PTP), while the bridge will be funded by the Parks Department. The SW 120 Street component of this second phase is under construction by a developer as a Contribution-in-Lieu of Traffic Impact Fee, on right of way previously acquired from Tamiami Airport. It is anticipated that this component will be completed this year, although the elevations of the western 500 feet of 120 Street have not been finalized pending the final grades from the Parks' Bridge.

The North leg of the project (Third Phase) is the continuation of SW 157 Avenue through the proposed West Kendall Regional Park up to the C-1W Canal and the northern bridge connecting to the already existing portion SW 157 Avenue across the C-1W Canal at approximately SW 112 Street. This four-lane section of the roadway and bridge is presently planned to be funded by the PTP. The design work of this third phase, to be managed by Public Works Department, has not started pending the final alignment being generated as part of the Parks Department planning process.

FUNDING ISSUES

Funding associated with each project component is shown in attached Exhibit "B", and is more specifically described as follows:

1. First Phase – The West two lanes of SW 157 Avenue from SW 148 Street to SW 136 Street were part of the subdivision process obligations of the adjacent development and were built at no cost to the County. On October 10, 2001 that same developer, Milon Corporation, N.V. (Milon) received approval from Community Council Zoning Appeals Board 11 for a 514 unit development located West of 157 Avenue and South of 136 Street. One of the conditions of that approval was roadway improvements along SW 157 Avenue and SW 136 Street, all subject to Milon receiving credits for contribution in lieu of payment of road impact fees, as provided in Chapter 33E of the Miami Dade County Code. Said roadway improvements were to be constructed in two parts as follows:

Part I:

- a. The widening of SW 157 Avenue from two (2) lanes to four (4) lanes, from SW 152 Street north to SW 148 Street;
- b. The improvement of SW 157 Avenue (2 lanes) from SW 148 Street north to SW 136 Street, including the construction of the railroad crossing;
- c. The improvement of SW 136 Street (North 2 lanes) from SW 144 Avenue Road west to SW 157 Avenue, including the bridge/canal crossing.

Part II:

The improvement of SW 157 Avenue (2 lanes) from SW 136 Street north to SW 120 Street.

Originally, approximately \$2.6 million of potential contributions in lieu of road impact fees from developers in the area were identified to pay for the improvements in Phase I, matching the construction cost also estimated at approximately \$2.6 million. As of March 31, 2004 Milon completed all the improvements in Phase I at a cost of \$2,684,812. However, only \$1,605,933 million of contributions in lieu of road impact fees have actually occurred, while Milon advanced the funds for the shortfall of \$1,078,879. In accordance to Section 9J of the Road Impact Fee Manual, the Public Works Department will reimburse said amount of \$1,078,879 (less any additional contributions in lieu of impact fees which may actualize in the near future) to Milon from the road impact fund for RIF District Five.

2. Second Phase – As described above the funding for the two-lane construction of SW 157 Avenue from SW 136 Street to SW 120 Street will proceed from the PTP, and its cost is currently estimated at \$1.5 million, in addition to an estimated \$1.1 million for right-of-way acquisition from the Aviation Department. The two-lane portion of SW 120 Street from SW 150 Avenue to the C-1W Canal is being constructed by a local developer, Lucky Start Homes, as a contribution in lieu of road impact fees, at an estimated cost of \$900,000. The four-lane bridge component of this Phase, which is estimated to cost approximately \$800,000 is being funded by the Parks Department as part of the West Kendall Regional Park project.
3. Third Phase – The components of this third phase are the four lanes of SW 157 from SW 120 Street to SW 112 Street through the park and the northern bridge over the C-1W Canal. Both projects; which are estimated at \$1.75 million and \$800,000, respectively, will also be funded by the PTP.


Assistant County Manager

KENDALL TAMAMI AIRPORT STUDY MAP

SW 112th Street

Future West Kendall
Regional Park

SW 120th Street

SW 137th Avenue

SW 157th Avenue
BLACK CREEK CANAL (C-1W)

KENDALL-TAMAMI AIRPORT

SW 136th Street

SW 157th Avenue

SW 137th Avenue

COUNTRY WALK

BLACK CREEK CANAL (C-1W)

SW 152nd Street

SW 152nd Street



SW 157 Avenue Corridor Funding Chart

Exhibit "B"

Funding Sources					
Roadway Section	Developer Obligation	Contribution In Lieu of Road Impact Fee	Road Impact Fees	People's Transportation Plan	Parks Department
Construction of W. 2 lanes of SW 157 Ave. from SW 148 St. to SW 136 St.	(N/A)				
Construction of E. 2 lanes of SW 157 Ave. from SW 148 St. to SW 136; Railroad Crossing; Bridge over C-1W Canal; and N. 2 lanes of SW 136 St. from SW 144 Ave. to the C-1W Canal		(✓) \$1,605,933	(✓) \$1,078,879		
R/W Acquisition for N. 2 lanes of SW 136 St. from MDAD			(✓) \$1,100,000		
Construction of E. 2 lanes of SW 157 Ave. from SW 136 St. to SW 120 St.				(*) \$1,500,000	
R/W Acquisitions for E. 2 lanes of SW 157 Ave. from SW 136 St. to 120 St.				(*) \$1,100,000	
Construction of S. 2 lanes of SW 120 St. from SW 150 Ave. to C-1W Canal		(*) \$900,00			
Construction of 4 lane bridge over C-1W Canal at SW 120 St.					(*) \$800,000
Construction of 4 lanes of SW 157 Ave. from SW 120 St. to SW 112 St. (thru West Kendall Regional Park)				(*) \$1,750,000	
Construction of North Bridge over C-1W Canal at 157 Ave and 112 St.				(*) \$800,000	

(✓) Denotes actual amount

(*) Denotes estimated amount